

8.1 SITE PLAN

8.1.1 General Information

8.1.2 Condominium Plats

A. General Comments

Improvement plans for condominium development in Goodyear are handled by the City staff in the same manner as an apartment development is handled except that plats are required for the division of living space for the future condominium owners.

B. Condominium Development Plats That Do Not Include Dedications to the Public.

If the plat is not also used as a map to dedicate land to the public or to grant easements for public purposes, the minimum requirements described in the following subparagraphs must be met to secure City approval of the plat.

1. Six copies of the plat must be submitted to the City on 24-inch by 36-inch paper for review.
2. Because of the need to update its quarter-section maps, the City prefers the plats to be drawn to a scale of 1" = 100'. If this scale is not appropriate for the development, use a scale which, when multiplied by a whole number, will equal 1" = 100'.
3. A title report for the development property shall be submitted with the plat. The report must be dated within 30 days prior to the acceptance date.
4. All lettering, numbers, and drawings must be clear and distinct and of sufficient size to enable the City to have usable records when drawings are microfilmed. Design Standards and Policies manual, Section 2.1, Construction Plan Requirements, describes the minimum requirements for lines, lettering, and numbers which must be met.
5. The name of the development must be shown prominently.
6. Following the development name, state the quarter sections) within which the proposed subdivision is to be located; for example: "A condominium development of Part of the SE quarter of Section 10, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian,

Maricopa County, Arizona”. This statement should be followed by a complete legal description of the development boundaries.

7. Prepare the drawing of the plat so that the direction of north will either be toward the top of the sheet or toward the right side of the sheet, whenever possible. (The top of the sheet will have the 36-inch dimension.) All notations should be oriented to read with north pointed up. A north arrow shall be provided in a prominent manner with a notation indicating the scale of the drawing.
8. Provide a small vicinity map showing the relationship of the proposed development to the nearest arterial and major collector streets. The orientation of the vicinity map must agree with the orientation of the map drawing, but the vicinity map does not have to be drawn to a particular scale. The surrounding zoning shall be shown on the vicinity map.
9. Provide a legend with appropriate abbreviations and drawing symbol explanations. See Design Standards and Policies manual, Chapter 2 Construction Plan Requirements, for specific requirements with regard to symbols.
10. Each development must have two survey ties to two separate existing monuments. The monuments are to be used as the basis of bearing. These ties must be shown together with the bearings and distances, curve lengths, central angles, radii, etc. for all the development boundary lines. All corners must be identified and notes must indicate whether they were found or set.
11. The floor elevations for each residential unit must be tied to the City of Goodyear’s vertical control datum and the residential unit boundaries must be tied by appropriate dimensions to the development boundary lines.
12. Show and identify all abutting rights-of-way, easements, subdivisions, unsubdivided land, etc. on the property adjacent to the proposed development. The Maricopa County Recorder’s office recording information for adjacent dedications, plats, etc. must be shown.
13. Identify each subdivided condominium space by number and all tracts of land for common use by letter. Provide

bearings, distances, dimensions, and curve data necessary for the complete description of each subdivided space or tract. Since there are no dedications to the public on condominium plats covered under this section, all areas within the development that are not occupied by residential units are common areas and must be designated as tracts.

14. Since the streets in the development are to be private streets, the condominium plat must have a note stating the following:

“The streets are private streets, to be owned and maintained by the property owners association. After this plat is recorded, the City of Goodyear will not accept dedication of the streets to the public in order to relieve the property owners association of street maintenance responsibilities, unless streets are brought up to current City standards.”

15. An assured water supply must be available for each condominium development; therefore, one of the following statements must appear on the plat:

- a. If the development is within the City of Goodyear water service area, use the following:

“This development is on the City of Goodyear Water System, which has a certification of assured water supply.”

- b. If the development is served by any water district other than the City of Goodyear, the following must be used.

“A certificate of assured water supply has been submitted to the City of Goodyear for this development.”

16. A certification must be provided by a land surveyor registered to practice in Arizona stating that the plat was made under his direction and meets the minimum standards for Arizona Land Boundary Surveys.

- 17.

Provide in block form in the lower right-hand corner of the plat the following information:

- a. Land surveyor's name and address
 - b. "Map for (name and development)
 - c. Date prepared and job numbers
 - d. Scale
 - e. "Sheet ____ of ____ sheets
18. Each condominium plat must have a signature block for the Project Coordination Manager recommending approval, and for the Project Review Director's approval.
19. At the time approval is to be given by the City, the original plat drawing and two photo mylar copies or three photo mylar copies of the original drawing must be submitted to the City for receipt of approval signatures of the City Engineer and City Mayor. Digital Mylars are an acceptable alternate if submitted with a disk or CD copy. Ammonia mylar copies of the plat are not acceptable. All signatures must be in black ink. The mylar film should be at least 3 mils thick.

C. Condominium Plats That Include Dedications To The Public

If a condominium plat is used to dedicated land to the public or to grant easements for public purposes, the requirements described under paragraphs 8.1.2.B.1-19. apply. In addition, the requirements under paragraph 8.1.3. which are not listed under 8.1.2.B. also apply.

8.1.3 Maps Of Dedication

A. General Comments

The following requirements apply to the preparation of maps which are to be used to dedicate land to the public or to grant an easement to the public for roadway, drainage, flood control, utility line, emergency or service vehicle access, or other public uses. Some of these requirements may be waived by the Project Review Director if it is demonstrated that the requirements are not appropriate because of the size or nature of a development.

B.

Map Requirements

1. Ten copies of the map, in compliance with Maricopa County Recorders Office standards, must be submitted to the City for review.
2. A title report for the property to be dedicated shall be submitted with the map. The report must be dated within 30 days prior to the acceptance date.
3. All lettering, numbers, and drawings must be clear and distinct and of sufficient size to enable the City to have usable records when drawings are microfilmed. Design Standards and Policies manual, Chapter 2 Construction Plan Requirements, describes the minimum requirements for lines, lettering, and numbers which must be met.
4. A map title must be shown prominently and if this dedication is related to a specific development, the identification of the development should be part of the title.
5. Following the map title, state the quarter section(s) within which the property to be dedicated lies; for example, “A parcel of land in the SE quarter of Section 10, Township 3 North, Range 5 East of the Gila and Salt River Base and Meridian, Maricopa County Arizona”. This statement should be followed by a complete legal description.
6. Prepare the drawing of the map so that the direction of north will either be toward the top of the sheet or toward the right side of the sheet, whenever possible. (The top of the sheet will have the 36-inch dimension.) All notations should be oriented to read with north pointed up. A north arrow shall be provided in a prominent manner with a bar scale indicating the scale of the drawing.
7. Provide a small vicinity map showing the relationship of the dedicated property to the nearest arterial and major collector streets. The orientation of the vicinity map must agree with the orientation of the map drawing, but the vicinity map does not have to be drawn to a particular scale.
8. Provide a legend with appropriate abbreviations and drawing symbol explanations. See Design Standards and Policies manual, Chapter 2 Construction Plan

Requirements, for specific requirements with regard to symbols.

9. Each development must have two survey ties to two separate existing monuments. The monuments are to be used as the basis of bearing. These ties must be shown together with the bearings and distances, curve lengths, central angles, radii, etc. for all the development boundary lines. All corners must be identified and notes must indicate whether they were found or set.
10. Show and identify all abutting rights-of-way, easements, subdivisions, unsubdivided land, etc. on the property adjacent to the property being dedicated. The Maricopa County Recorder's office recording information for adjacent dedications, plats, etc. must be shown.
11. All easements that are for drainage and flood control, landscaping, buffer zones, scenic corridors, etc. must be provided with a statement indicating the agency responsible for their maintenance.
12. Public utility easements shall provide the same utility easement rights to the City of Goodyear.
13. If a common area for a condominium development will be used as a "blanket easement" for public utilities, the areas which will be used for swimming pools, saunas, or other permanent structures (other than dwelling units) should be shown as exceptions to the "blanket easement".
14. A dedication statement is required for all road rights-of-way and easements to be dedicated to the public. The signature of the owner must be acknowledged by a notary public or other authorized officer, as set forth in Arizona Revised Statutes.
15. If any property is encumbered by a Deed of Trust, Mortgage, and/or Agreement, the lender must ratify (consent to and approve) the map. The ratification must reference the date the lien was recorded and the docket and page in which the instrument was recorded by the Maricopa County Recorder's office.
 - a. If the lender is a corporation, a certified copy of a resolution showing who is authorized to sign on

behalf of the corporation shall accompany the plat when submitted to the City for recording.

- b. If a partnership and/or joint venture is involved, a copy of the partnership or joint venture agreement must be submitted to the City for review. If either agreement does not designate an individual to sign on behalf thereof, it should be accompanied by a resolution covering same.
 - c. Lender's signature must be acknowledged before a notary.
16. A certification must be provided by a land surveyor registered to practice in Arizona stating the map was made under his/her direction and meets the minimum standards for Arizona Land Boundary Surveys. His/her seal must be placed on each sheet of the map.
17. Provide in block form in the lower right-hand corner of the map the following information:
- a. Land surveyor's name and address.
 - b. Map for (name of development).
 - c. Date prepared and job numbers.
 - d. Scale.
 - e. "Sheet ____ of ____ sheets".
18. Each map of dedication must have a signature block for the City Engineer recommending approval, and an approval signature block for the City Mayor.

C. Maps to be Recorded

- 1. Each map which dedicates land or grants an easement for public use must be recorded by the Maricopa County Recorder. The original drawing and two photo mylar copies or three photo mylar copies of the original drawing must be submitted to the City for receipt of the signatures of the City Mayor. Ammonia mylar copies of the map are not acceptable. The mylar film should be at least 3 mils thick.
- 2.

All signatures must be in black ink. The name of the title company, name of the title officer, and the title company telephone number are required at this time. When the approval signatures have been provided, the City will contact the title company to have the map recording handled by that company. If the developer or the engineer wishes to submit additional photo mylar copies for approval signature, he may do so.

8.2 SITE DEVELOPMENT - DESIGN AND CONSTRUCTION

8.2.1 General Information

All new developments shall provide for vehicle parking, refuse collection, Fire Department access, landscaping, waste control, on-site private water and sewer systems, and on-site storm water retention per all applicable City codes, ordinances and the following standards:

8.2.2 Refuse Collection Stations - Design and Construction

- A. The City requires that all refuse shall be collected and disposed of by the City. If the City cannot provide the service, a private contractor may be issued a permit to provide the service. For information on schedules and collection fees, contact the Utilities Services Supervisor at 932-1637.
- B. All service and construction of enclosures will be in accordance with Maricopa County Health codes.
- C. All developments shall provide areas for refuse containers per the following guidelines:
 - 1. Multi-family developments
 - a. Refuse containers will be provided by the City at the rate of one - three (3) cubic yard container per 15 units, or equivalent.
 - b. The developer shall construct a concrete pad for each required container or for each pair of containers. The concrete pad shall be 10' wide x 10' deep x 6" thick for a single container: 13' wide x 10' deep x 6" thick for a double container station or 19' wide x 10' deep x 6" thick for triple container station. Measurements are all inside measurements.
 - c. The container station shall be located immediately adjacent to an interior driveway or private street improved to City standard. The City will not be responsible for repairing any damage to the pavement incurred during normal collection activities. The concrete pad shall be at an elevation matching the adjacent pavement and graded to provide positive drainage.
 - d. All multiple container stations shall be located on the same side of the driveway or private street, so

that the collection truck may be routed through the site in one direction only. Collection shall be from the right side of the truck.

- e. The driveway or private street, along which the container station is located, shall provide access through the site or a turn around with a turning radius of 55' (minimum) if it is a dead end.
- f. Container stations shall be free of all obstructions adjacent and overhead, for a distance of 20'.
- g. Container stations shall be enclosed and gated. It shall be the owner's responsibility to insure that the gates are open when the City's collection truck arrives or the collection will not be made.

2. Commercial/Industrial Developments

- a. Refuse containers will be provided by the City or Contractor. Size of the container and frequency of collection required will be determined by the City on an individual basis based on the amount of refuse generated. A business generating more than 20 cubic yards per week will require a 20 cubic yard or 40 cubic yard refuse container or a compactor to be installed whenever practicable.
- b. There are six (6) different sized containers available. They are:
 - (1) two (2) cubic yard
 - (2) three (3) cubic yard
 - (3) five (5) cubic yard
 - (4) ten (10) cubic yard
 - (5) twenty (20) cubic yard
 - (6) forty (40-50) cubic yard
- c. The two and three cubic yard container stations shall be located and constructed per the guidelines in the previous section covering multi-family developments.
 - (1) The developer shall construct a concrete pad for each required container. The concrete

pad shall be 10' wide x 10' deep x 6" thick for a single container or 13' wide x 10' deep x 6" thick for a pair of containers. Measurements are all inside measurements.

- (2) Restaurant only.
Size of concrete pad will be increased to 19' wide x 12' deep x 6" thick if other items such as grease cans, soft drink cylinders or plastic trays will be placed inside enclosures with refuse containers.
- (3) Location of enclosure/concrete pad. All container stations shall be located on the same side of the driveway or private street, so that collection truck may be routed through the site in one direction only from the right side.
 - ◆ Containers will not be at a dead end street unless there is a turning radius of 55 feet.
 - ◆ Container stations shall be free of all obstructions, adjacent and overhead, for a distance of 20 feet.
 - ◆ The twenty and forty cubic yard containers shall be located such that the containers may be rolled on/off the transport truck. This requires a pad area 20-ft. wide x 22-ft. deep x 6-in. thick parallel with the driveway, with adequate area in the front for the transport truck to maneuver.

8.2.3 Waste Control

1. Multi-family developments
 - a. Swimming pool connections
 - (1) Swimming pool waste water shall be allowed to be pumped to the sanitary sewer through an indirect drain. Maximum pumping rate shall not exceed one half of

the calculated capacity of the receiving sanitary sewer nor 100 gallons per minute.

- (2) Indirect drain connections shall be designed, located and constructed to exclude surface or underground water from the sanitary sewer.
- (3) The indirect drain connection shall provide an air gap, equal to two times the diameter of the waste water discharge pipe, between the lowest opening of the waste water discharge pipe and the flood level rim of the receiving plumbing fixture.
- (4) Swimming pools having a pressure or gravity sand type filter shall be allowed to connect to the sanitary sewer only through an indirect drain.

b. Laundry room facilities

- (1) Laundry rooms with ten or more washing machines shall be equipped with a 350-gallon lint interceptor, Smith Pre-Cast or approved equal.
- (2) No wastes other than those requiring treatment or separation shall be discharged into the lint interceptor.
- (3) Each interceptor shall be properly vented and shall have a clean out on the discharge pipeline.
- (4) For outside installations, the interceptor shall be elevated three (3) inches above existing grade to exclude surface water.
- (5) The interceptor shall be located as to be readily and easily accessible for cleaning and inspection.

2.

Commercial developments

a. Interceptors are required:

- (1) Grease, oil, or sand interceptors shall be provided for laundries, restaurants, service stations, auto repair shops, car washes and other facilities when the City determines they are necessary for the proper handling or liquid wastes containing grease or oil in excessive amounts or any flammable wastes, sand, and other harmful ingredients.
- (2) All interceptors shall be of a type and capacity approved by the City and shall be located as to be readily and easily accessible for cleaning and inspection.
- (3) Grease and oil interceptors shall be constructed of impervious materials capable of withstanding abrupt and extreme changes in temperature. They shall be of substantial construction, watertight, and equipped with easily removable covers. When bolted covers are required, they shall be gas tight and watertight.
- (4) Where installed, all grease, oil, and sand interceptors shall be maintained by and at the expense of the owner in continuously efficient operation at all times.

b. Cross-connections are prohibited:

- (1) No person shall connect to the City water system any water operated equipment or mechanism, or any water treating chemical or substance, if it is determined by the City that such equipment, mechanism, chemical or substance may cause pollution of the domestic water supply. Such equipment or mechanism may be permitted only when equipped with a backflow prevention device approved by the City.

3.

Industrial Pretreatment

- a. Preliminary treatment facilities are required:
 - (1) Where necessary, as determined by the City, any user of the sewer system shall provide at their expense, such preliminary treatment as may be necessary to reduce objectionable characteristics or constituents to within the maximum limits provided for in the Goodyear City Code, Chapter 12. Plans, specifications, and any other pertinent information relating to proposed preliminary treatment facilities shall be submitted for the approval of the City Engineer. No construction of such facilities shall be commenced until the City Engineer's approval is obtained in writing. The completed facilities shall not be placed in service until they have been inspected for conformance to the approved plans and the final construction approved by the City Engineer. The approval of the plans and inspection of construction shall not relieve the owner from complying with discharge limitations set forth in the Goodyear City Code, Chapter 12. The City shall enforce Federal pre-treatment requirements as set forth in the Code of Federal Regulations, Title 40, Part 403.
- b. Cross-connections are prohibited:
 - (1) No person shall connect to the City water system any water operated equipment or mechanism, or any water treating chemical or substance, if it is determined by the City that such equipment, mechanism, chemical or substance may cause pollution of the domestic water supply. Such equipment or mechanism may be permitted only when equipped with a backflow prevention device approved by the City.
- c.

Control vaults are required:

- (1) When required by the City, the owner of any property served by a building sewer carrying potentially harmful or other industrial wastes shall install an industrial waste control vault in the building sewer to facilitate observation, measurement and sampling of the wastes. Such control vault, when required, shall be accessible and safely located and shall be constructed in accordance with plans approved by the City Engineer. The control vault shall be installed by the owner at his expense and shall be maintained by him so as to be safe and accessible at all times. If a manhole servicing only one industrial user is available for sampling, this requirement may be met by installing a lockable water-tight shut off valve in the service line upstream of the sampling manhole.
- (2) Industries included in, but not necessarily limited to, the following list shall install a control vault in the building sewer:
 - ◆ Adhesives manufacturing
 - ◆ Aluminum forming
 - ◆ Asbestos manufacturing
 - ◆ Battery manufacturing
 - ◆ Carbon black manufacturing
 - ◆ Coil coating
 - ◆ Copper forming
 - ◆ Electrical and electronic components manufacturing
 - ◆ Electroplating
 - ◆ Feedlots
 - ◆ Ferroalloy manufacturing
 - ◆ Fertilizer manufacturing
 - ◆ Food Processing Plants

- ◆ Foundries (metal molding and casting)
- ◆ Glass manufacturing
- ◆ Grain mills
- ◆ Ink formulating
- ◆ Inorganic chemicals manufacturing
- ◆ Iron and steel manufacturing
- ◆ Laundries
- ◆ Leather tanning and finishing
- ◆ Mechanical products manufacturing
- ◆ Metal finishing
- ◆ Metal molding and casting (foundries)
- ◆ Nonferrous metals manufacturing
- ◆ Paint formulating
- ◆ Pesticide chemicals manufacturing
- ◆ Petroleum refining
- ◆ Pharmaceutical manufacturing
- ◆ Plastic Manufacturing/Moulding
- ◆ Porcelain enameling
- ◆ Printing and publishing
- ◆ Pulp, paper and paperboard manufacturing
- ◆ Rubber manufacturing
- ◆ Soap and detergent manufacturing
- ◆ Steam electric power generating
- ◆ Sugar processing
- ◆ Tars and asphalt paving and roofing materials manufacturing
- ◆ Textile mills
- ◆ Timber products processing

8.2.4

Vehicle Parking and Storage Yard Facilities - Design and Construction

- A. All developments shall provide for on-site vehicular parking per the following guidelines:

Current City of Goodyear Zoning Ordinance Requirements for Off Street Parking and Loading.

8.2.5 Fire Department Access

- A. General Information

All developments shall provide access for Fire Department vehicles and personnel per the following guidelines. The Fire Department has the right of final approval and may revise these guidelines as individual situations require.

- B. Access width and turning radius

1. A 20-foot (minimum) wide access is required for fire department access. See Detail G-3240.
2. Turning radius per Details G-3241, and G-3242 are required at all entrances and interior driveway intersections where access is required.
 - a. Ladder truck access is required for all development except the following:
 - (1) Mini-storage facilities when the office is located adjacent to a public street.
 - (2) Storage yards when non-combustible materials are the only items stored.

- C. Building Access

1. Buildings shall be located so that Fire Department apparatus may be parked within 150 feet of the farthest point on the ground floor of the building. This 150-foot dimension is measured along the route a person would follow from the truck to a given point on the building.
2. A fire sprinkler system shall be installed per Fire Code requirements. Specifications for the sprinkler system vary with the type of development. It is the developer's responsibility to contact the Fire Prevention Section to determine the specific requirements for the development.

3. Fire Department Connections shall be per Section 5.1.2.H.
 4. Retention areas shall not be considered as part of the required access.
 5. Provide a minimum of 14'-6" vertical clearance.
 6. There shall be a minimum 10-foot setback from fire lanes.
 7. Any roadway intended for Fire Department access shall not have a grade greater than 8%.
 8. Fire lane signs shall be posted on Fire Department access perpendicular to the flow of traffic. Signs shall be visible from both directions and mounted between 5 feet to 7 feet above final grade. Signs shall be installed a maximum of 100 feet apart and at any horizontal change in direction. See Detail G-3142.
 9. The Fire Department does not allow speed bumps or any obstructions that may impede on emergency vehicle response on a Fire Department access roadway.
 10. Multi-unit occupancies shall post premises identification, as approved by the Fire Department, when bordering Fire Department access. Numbers shall be on a contrasting background.
- D. Private Security Gates which in the opinion of the Fire Chief and/or the Police Chief hamper the adequate responses to emergencies by Public Safety Services shall be equipped with a Pre-emption Device approved by the Fire Department.
1. The equipment shall be capable of fail safe operation in case of power loss. In the event of an emergency, a means shall be provided to leave gates unlocked.
 2. An approved list of devices may be obtained through the City of Goodyear Fire Department, 932-2300.

8.2.6

Landscaping

A. General Information

All developments shall provide for on-site and right-of-way landscaping per: City of Goodyear Zoning Ordinance. Flood retention basins shall be landscaped in accordance with all applicable zoning standards.